Document #4870

3/12/87

Document No. 4870
adopted 3/12/87

Text Amendment Application No.
Boston Redevelopment Authority
Boylston Street Design District

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code as established by Chapter 665 of the Acts of 1956, as amended, as follows:

1. By inserting in the list of zoning districts at the beginning of Section 3-1, respecting the establishment of zoning districts, in the order of decreasing restrictiveness, the following new zoning district:

   B-6-90

2. By inserting in subsection (e) of Section 11-2, respecting free-standing signs, following the phrase "except in a B-2, B-3-65, B-4" the word "B-6-90."

3. By deleting from Section 13-1 in Article 13, regarding dimensional regulations, the word "table" and by inserting in place thereof the word "tables".

4. By inserting in Table B of Section 13-1, regarding dimensional regulations, in the boxes containing the column headings, "Floor Area Ratio maximum", "Height of Buildings maximum" and "Set Back of Parapet minimum distance from lot line", the footnote number:

   (15)

5. Inserting, after footnote (14) of said Table B in Section 13-1, the following footnote:

   (15) See Table B-1 for regulations governing the Boylston Street Design District.

6. By inserting after Table B of Section 13-1 the following Table:

TABLE B-1: BOYLSTON STREET DESIGN DISTRICT FAR, SETBACK, AND HEIGHT CONTROLS

Subdistrict and Existing Zoning	Maximum Floor Area Ratio	Setback of Parapet Above Height of	Height Limit
A. Upper Boylston Street Northside			
B-10-155	8	90 feet (1)	120 feet
B-4	8	90 feet (1)	120 feet
B-8	8	90 feet (1)	120 feet
B. Upper Boylston Street Southside I			
B-2	2	(2)	(3)
C. Upper Boylston Street Southside II			
B-8	8	(2)	120 feet
D. Boylston Street Northside I			
B-10-155	6	(2)	90 feet
E. Copley Square			
B-10-155	6	65 feet (4)	90 feet
B-8	6	65 feet (4)	90 feet
F. Boylston Street Northside II			
B-10-155	6	(2)	90 feet
G. Boylston Street Southside I			
B-8	8	90 feet (4)	120 feet
B-10	8	90 feet (4)	120 feet
H. Boylston Street Southside II			
B-8-D	(5)	(5)	(5)
I. Park Square Building Block			
B-10	10	(2)	(6)
J. Triangle Block			
B-8		90 feet (2)	120 feet

Note: Footnotes (1)-(6) on following page.

(1) Setback shall be a minimum of 15 feet from rear building line; provided that the Board of Appeal may grant an exception to the setback requirement, (a) if the Boston Redevelopment Authority certifies that the project has been subject to design review, and (b) the Boston Redevelopment Authority also certifies that the granting of the exception is in harmony with the general purpose and intent of this code; the procedure for the granting of exceptions shall be in accordance with Section 6A-2.

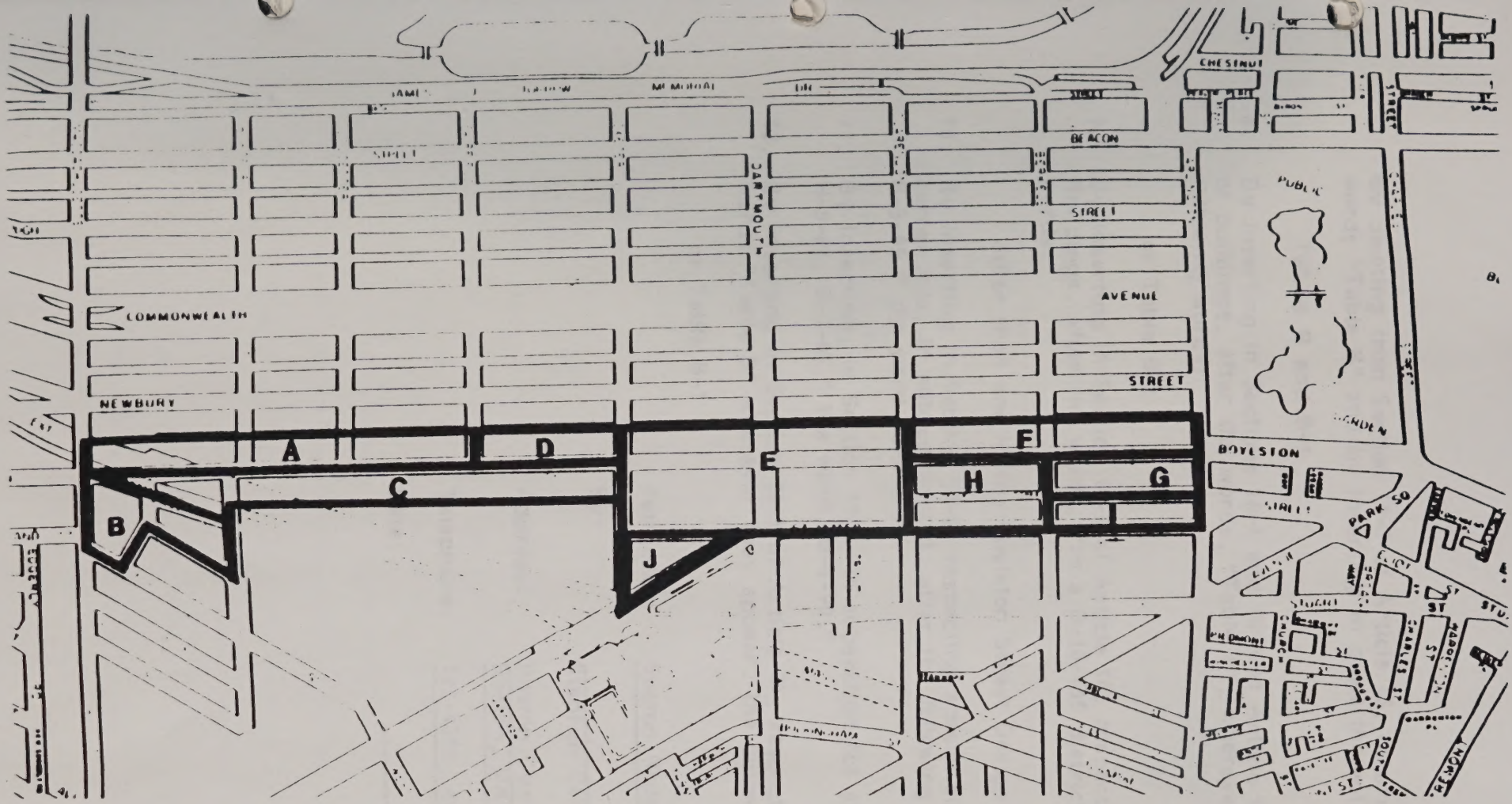
(2) Existing setback requirements in zoning district as specified in Zoning Code shall apply.

(3) No height limits shall apply in that the existing floor area ratio of two (2) in the subdistrict provides adequate protection to maintain a low density which is compatible with adjacent residential neighborhoods.

(4) Setback shall be a minimum of 15 feet from front building line; provided that the Board of Appeal may grant an exception to the setback requirement, (a) if the Boston Redevelopment Authority certifies that the project has been subject to design review, and (b) the Boston Redevelopment Authority also certifies that the granting of the exception is in harmony with the general purpose and intent of this code; the procedure for the granting of exceptions shall be in accordance with Section 6A-2.

(5) In accordance with requirements of the Development Plan for Planned Development Area No. 17 (500 Boylston Street in the Back Bay), as it may be modified or amended.

(6) No height limits shall apply because the existing floor area ratio of ten (10) in the subdistrict provides adequate protection to maintain a density which is compatible with adjacent development.



BOYLSTON STREET DESIGN DISTRICT

A UPPER BOYLSTON STREET NORTHSIDE
B UPPER BOYLSTON STREET SOUTHSIDE I
C UPPER BOYLSTON STREET SOUTHSIDE II
D BOYLSTON STREET NORTHSIDE I
E COPLEY SQUARE
F BOYLSTON STREET NORTHSIDE II
G BOYLSTON STREET SOUTHSIDE I
H BOYLSTON STREET SOUTHSIDE II
I PARK SQUARE BUILDING BLOCK
J Triangle Block

7. By deleting from Section 15-1 of Article 15, regarding building bulk, the words "Table B" and by inserting in place thereof the following words:

Tables B and B-1

8. By inserting in Sections 16-1 and 16-3 of Article 16, respecting height of buildings, after the words, "Table B", wherever they appear the following words:

or Table B-1

9. By inserting in Section 16-5 of Article 16, respecting Height of Buildings, after the words, "In a B-10-155 district," the following words:

other than one in the Boylston Street Design District,

10. By inserting in Section 19-6, respecting special side yard provisions for corner lots, in subsection (b), after the following words "except B-3-65," the word "B-6-90."

11. By inserting, in Section 19-6, in subsection (c) after the phrase "in H-3-65, B-3-65," the word "B-6-90."

12. By inserting in Section 21-1 of Article 21, respecting setbacks, after the words "Table B" wherever they appear, the following words:

or Table B-1

Petitioner: Boston Redevelopment Authority

By: _____
Stephen Coyle, Director

Address: Boston City Hall, 9th Floor
Boston, MA 02201

Telephone: 722-4300, ext. 421

Date: _____

MAP AMENDMENT NO.

THE COMMONWEALTH OF MASSACHUSETTS

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing does hereby amend Map I - Boston Proper, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956 as amended, as follows:

1. By adding an appropriate crosshatching or shading indicating the Boylston Street Design District to the present B-2, B-4, B-8, B-8-D, B-10, and B-10-155 zoning designations of an area of land described as follows:

Such portions of the present B-10-155, B-10, B-8, B-8-D, B-4, and B-2 subdistricts in Boston Proper as are within the following boundaries: from the northwesterly corner of St. James Avenue and Arlington Street, northerly along Arlington Street to Public Alley No. 438; westerly along Public Alley No. 438 and an extension thereof through the property between Clarendon and Berkeley Streets to Public Alley No. 439; westerly along Public Alleys No. 439, 440, 441, 442, 443, 444, and an extension thereof to Massachusetts Avenue; southerly along Massachusetts Avenue to

Belvidere Street; southwesterly along Belvidere Street to St. Cecilia Street; northeasterly along St. Cecilia Street to Scotia Street; southwesterly along Scotia Street to Dalton Street; northerly along Dalton Street to a point 120 feet south of the southerly sideline of Boylston Street; easterly along a line parallel to and 120 feet south of said southerly sideline of Boylston Street to Exeter Street; southerly along Exeter Street to Huntington Avenue; easterly along Huntington Avenue to Blagden Street; and easterly along Blagden Street and St. James Avenue to Arlington Street.

Said area to be known as the Boylston Street Design District, which shall be governed by the regulations of the Boylston Street Design District, Table B-1, Section 13-1.

2. By dividing the area designated and described in item 1 into nine subdistricts entitled, described, and designated as follows:

a. Upper Boylston Street Northside (Fairfield Street to Massachusetts Avenue): B-8-120

From the northwesterly corner of Boylston and Fairfield Streets, northerly along Fairfield Street to Public Alley No. 442; westerly along Public Alleys No. 442, 443, 444, and an extension thereof to Massachusetts Avenue; southerly along Massachusetts Avenue to Boylston Street; easterly along Boylston Street to Fairfield Street.

b. Upper Boylston Street Southside I (Massachusetts Avenue to Cambria and Dalton Streets): B-2

From the corner of Dalton and Scotia Streets, northerly along Dalton Street to Cambria Street; northwesterly along Cambria Street to Boylston Street; westerly along Boylston Street to Massachusetts Avenue; southerly along Massachusetts Avenue to Belvidere Street; southeasterly along Belvidere Street to St. Cecilia Street; northeasterly along St. Cecilia Street to Scotia Street; and southeasterly along Scotia Street to Dalton Street.

c. Upper Boylston Street Southside II (Cambria Street to Exeter Street): B-8-120

From a point in the center of Exeter Street 120 feet south of the southerly sideline of Boylston Street at Exeter Street, northerly along Exeter Street to Boylston Street; westerly along Boylston Street to Cambria Street; southeasterly along Cambria Street to Dalton Street; northerly along Dalton Street to a point 120 feet south of the southerly sideline of Boylston Street; easterly along a line parallel to and 120 feet south of said southerly sideline of Boylston Street to Exeter Street.

d. Boylston Street Northside I (Exeter Street to Fairfield Street): B-6-90

From the northwesterly corner of Boylston and Exeter Streets, northerly along Exeter Street to Public Alley No. 441; westerly along Public Alley No. 441 to Fairfield Street; southerly along Fairfield Street to Boylston Street; and easterly along Boylston Street to Exeter Street.

e. Copley Square (Clarendon Street to Exeter Street): B-6-90

From the northwesterly corner of St. James Avenue and Clarendon Street, northerly along Clarendon Street to Public Alley No. 439; westerly along Public Alleys No. 439 and 440 to Exeter Street; southerly along Exeter Street to Blagden Street; and easterly along Blagden Street and St. James Avenue to Clarendon Street.

f. Boylston Street Northside II (Arlington Street to Clarendon Street): B-6-90

From the northwesterly corner of Boylston and Arlington Streets, northerly along Arlington Street to Public Alley No. 438; westerly along Public Alley No. 438 and an extension thereof to Clarendon Street; southerly along Clarendon Street to Boylston Street; and easterly along Boylston Street to Arlington Street.

g. Boylston Street Southside I (Arlington Street to Berkeley Street): B-8-120

From the northwesterly corner of Providence Street and Arlington Street, northerly along Arlington Street to Boylston Street; westerly along Boylston Street to Berkeley Street; southerly along Berkeley Street to Providence Street; and easterly along Providence Street to Arlington Street.

h. Boylston Street Southside II (Berkeley Street to Clarendon Street): B-8-D

From the northwesterly corner of St. James Avenue and Berkeley Street, northerly along Berkeley Street to Boylston Street; westerly along Boylston Street to Clarendon Street; southerly along Clarendon Street to St. James Avenue; and easterly along St. James Avenue to Berkeley Street.

i. Park Square Building Block: B-10

From the northwesterly corner of St. James Avenue and Arlington Street, northerly along Arlington Street to Providence Street; westerly along Providence Street to Berkeley Street; southerly along Berkeley Street to St. James Avenue; and easterly along St. James Avenue to Arlington Street.

j. Triangle Block: B-8-120

From the northwesterly corner of Huntington Avenue and Blagden Street, northwesterly along Blagden Street to Exeter Street; southerly along Exeter Street to Hungtinton Avenue; and easterly along Huntington Avenue to Blagden Street.

Map Amendment Application No. Map Amendment No.

_____
Chairman

_____
Vice-Chairman

_____

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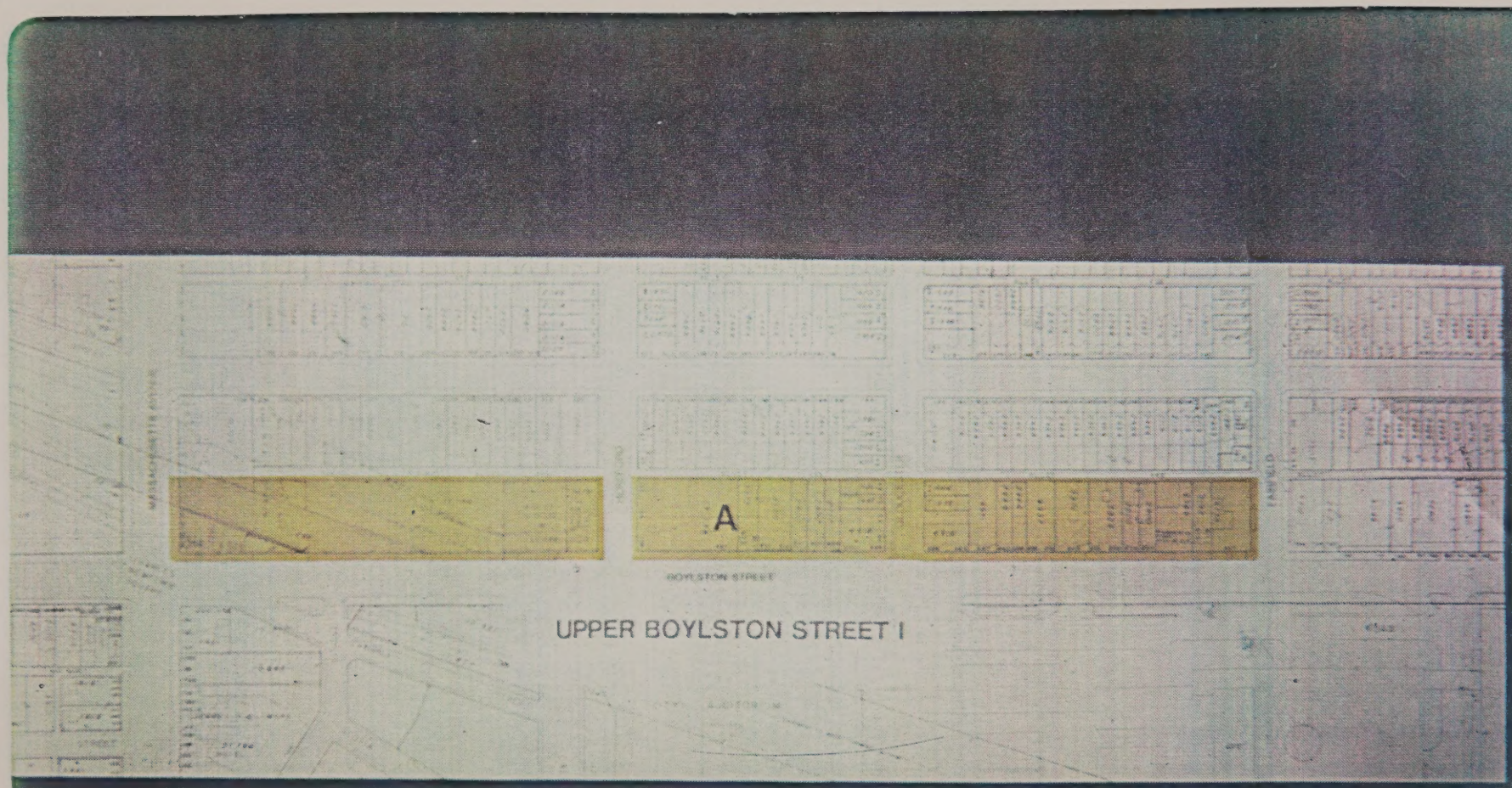
In Zoning Commission Adopted

Attested: _____
Secretary

_____
Mayor, City of Boston

Date: _____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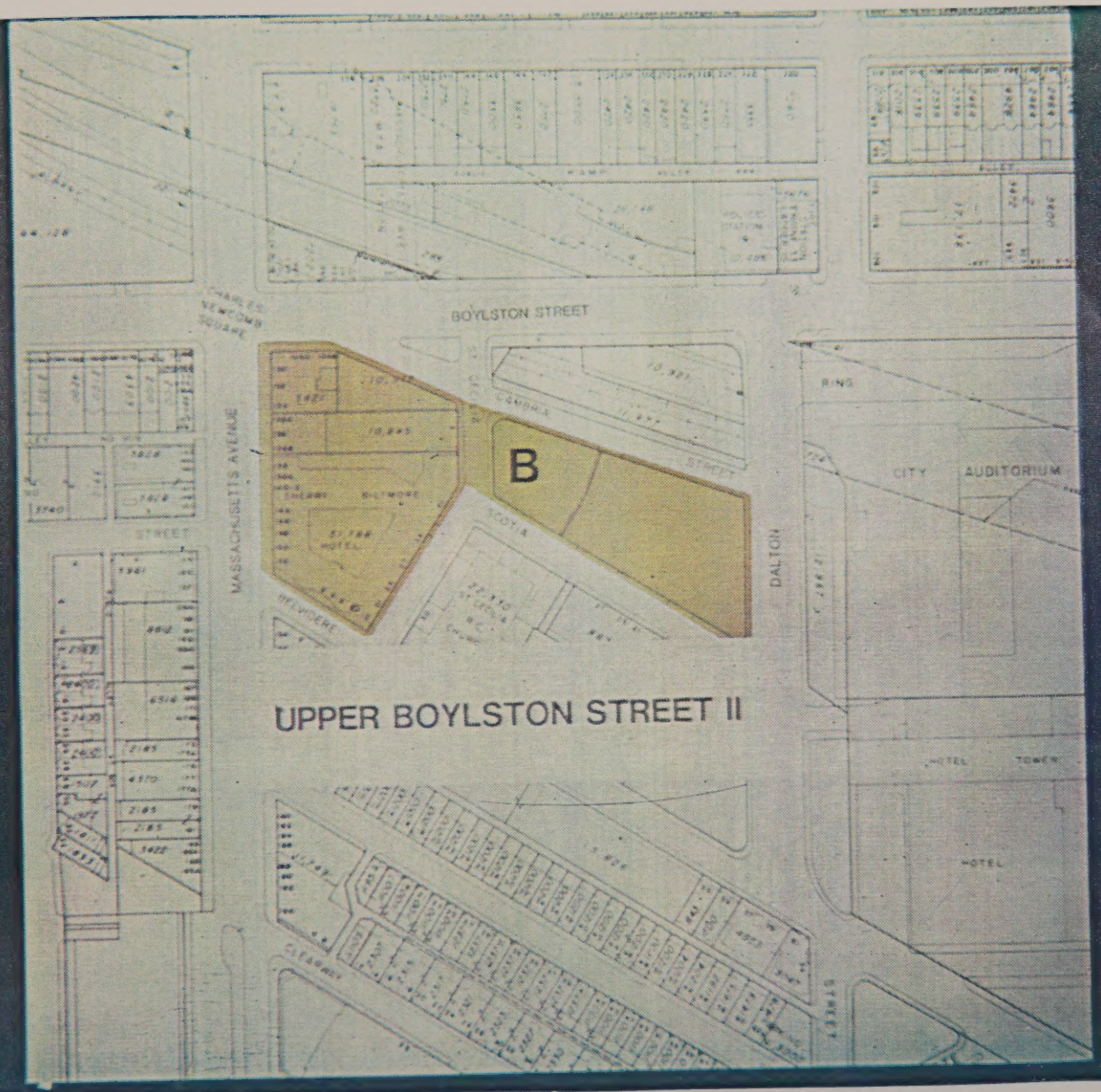
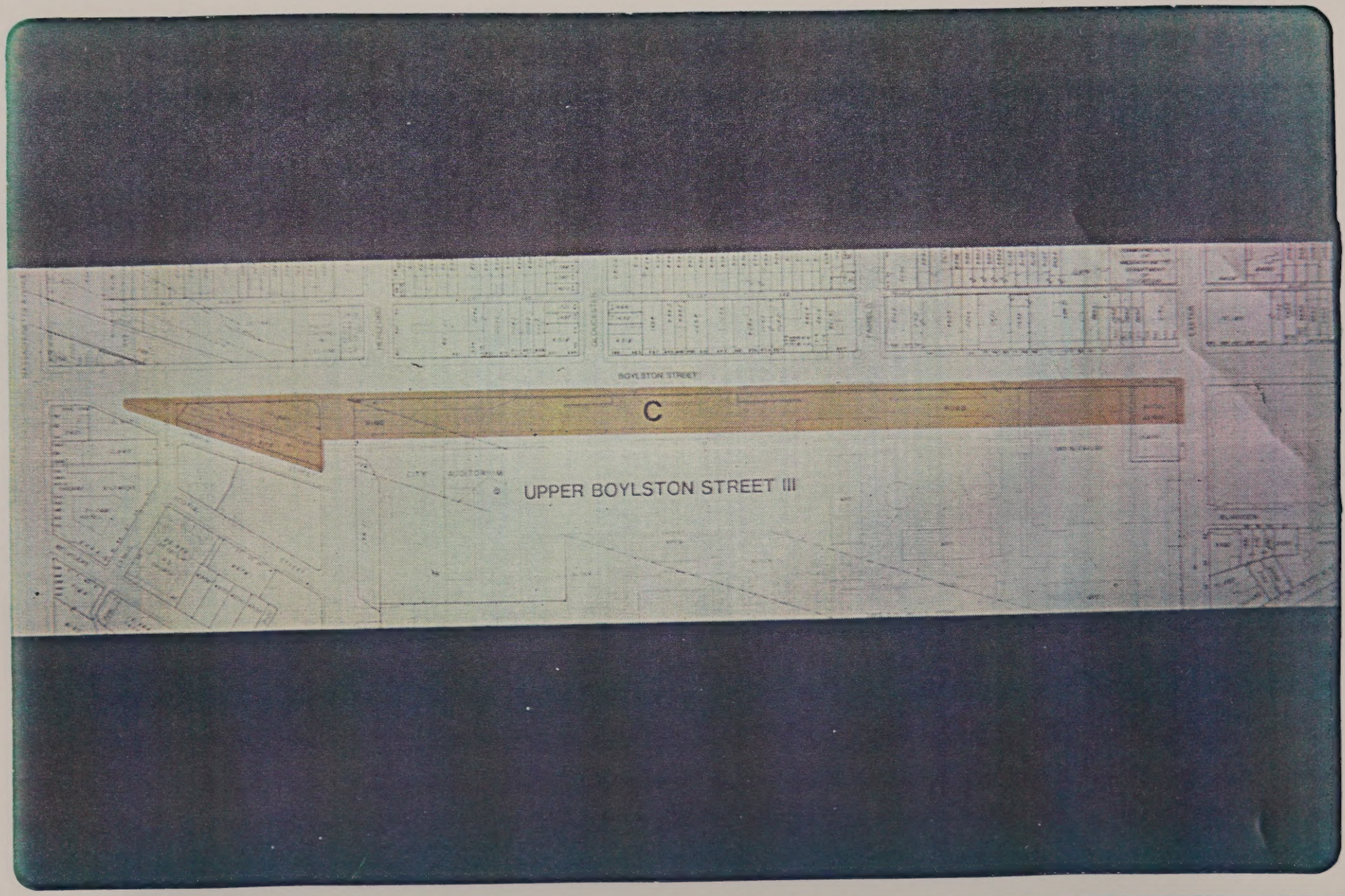
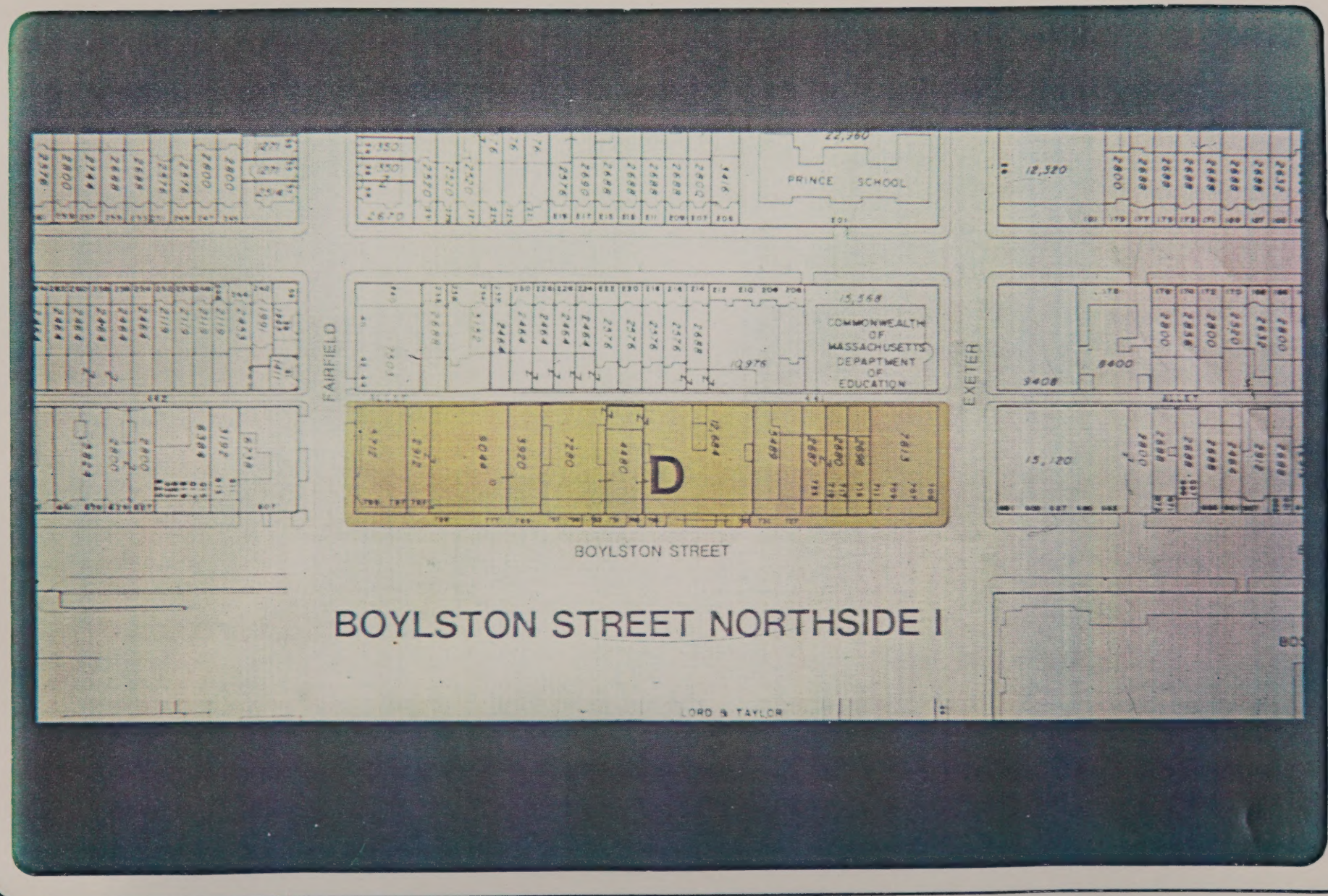
UPPER BOYLSTON STREET I


BOYLSTON STREET
B
MASSACHUSETTS AVENUE
DALTON
CITY
AUDITORIUM
HOTEL
UPPER BOYLSTON STREET II


BOYLSTON STREET
C
UPPER BOYLSTON STREET III


PRINCE SCHOOL
22,260
12,320
15,568
COMMONWEALTH OF MASSACHUSETTS DEPAPTMENT OF EDUCATION
12,976
FAIRFIELD
EXETER
D
9408
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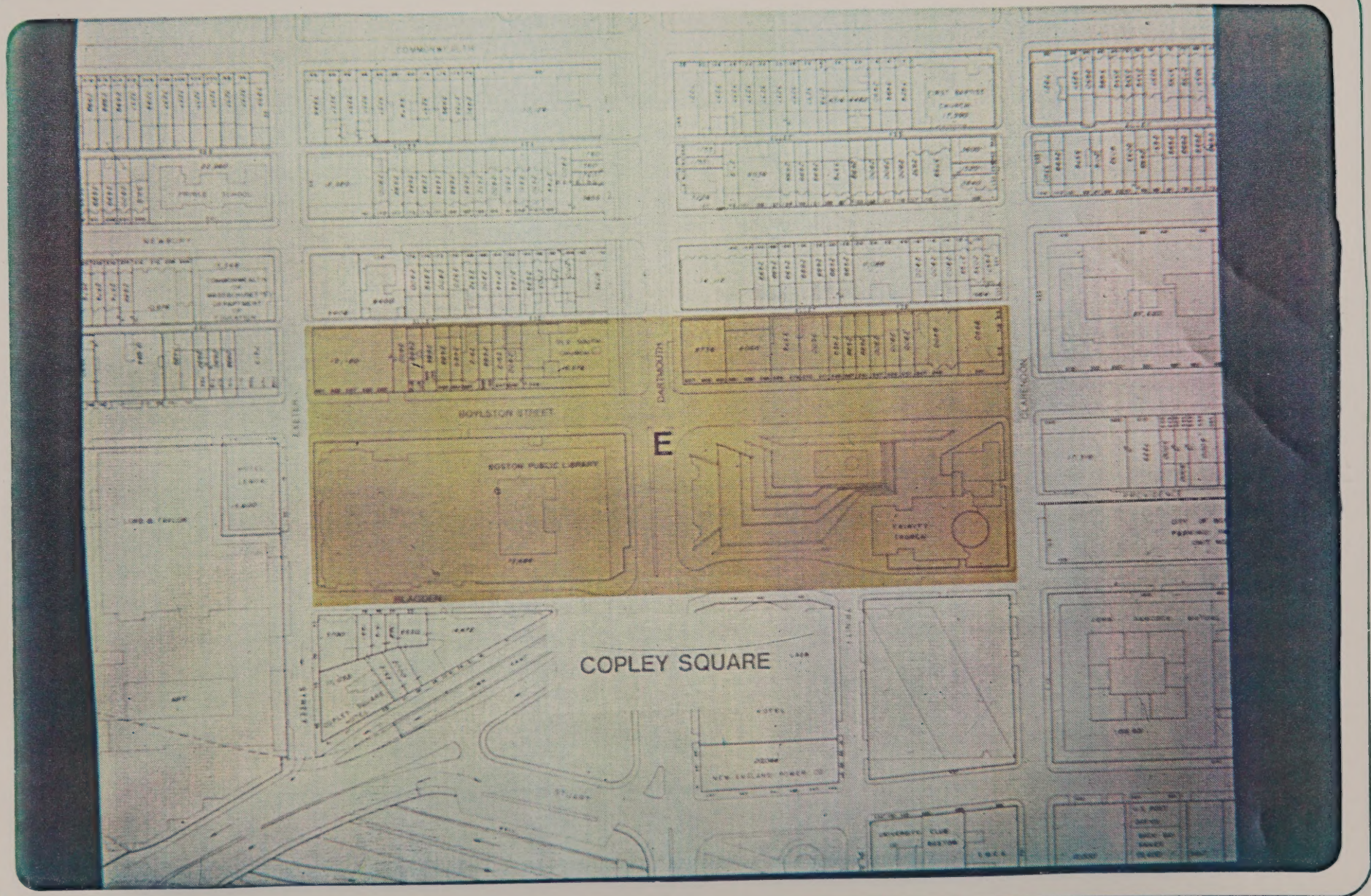
BOYLSTON STREET
BOYLSTON STREET NORTHSIDE I
LORD & TAYLOR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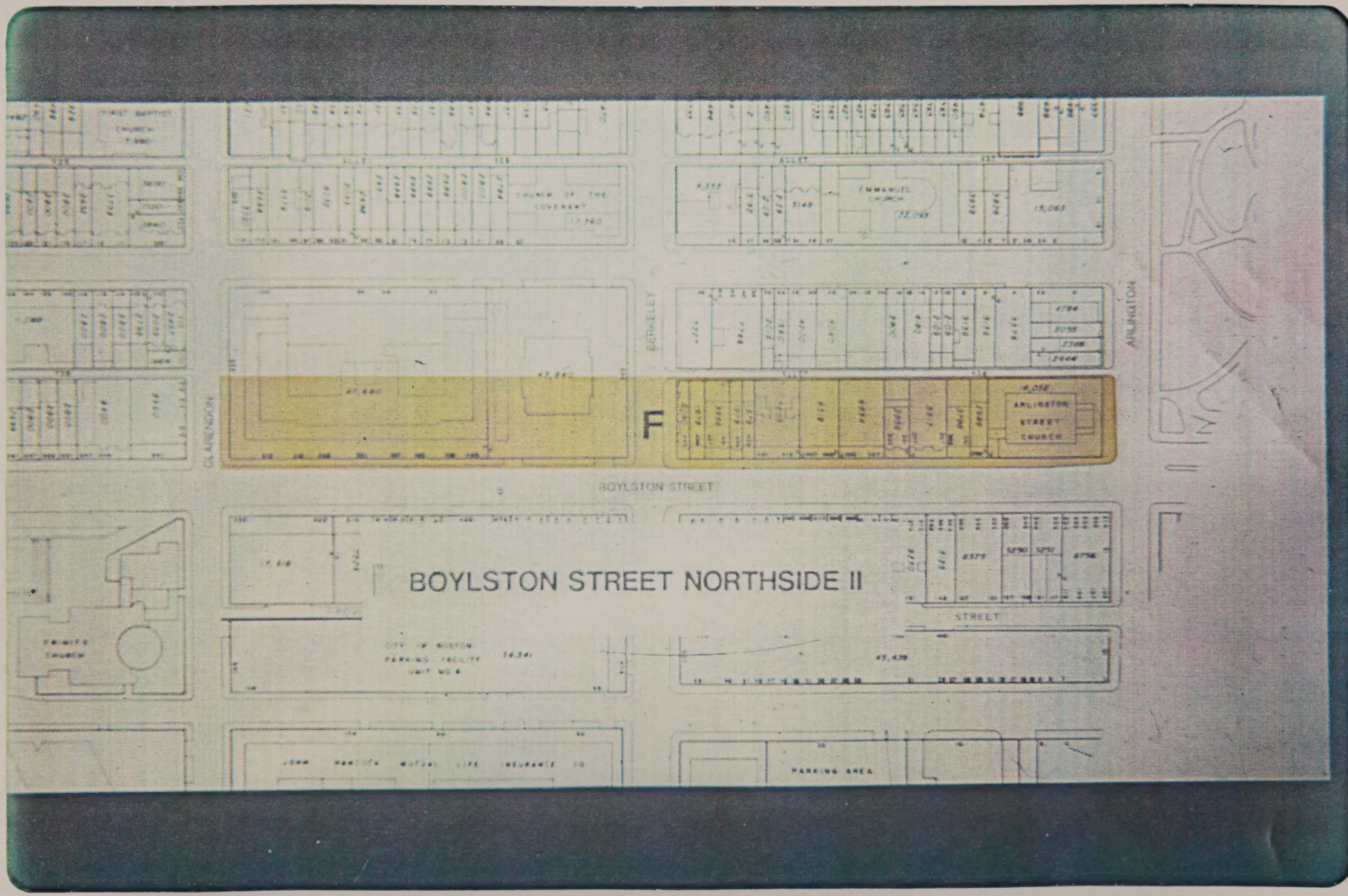
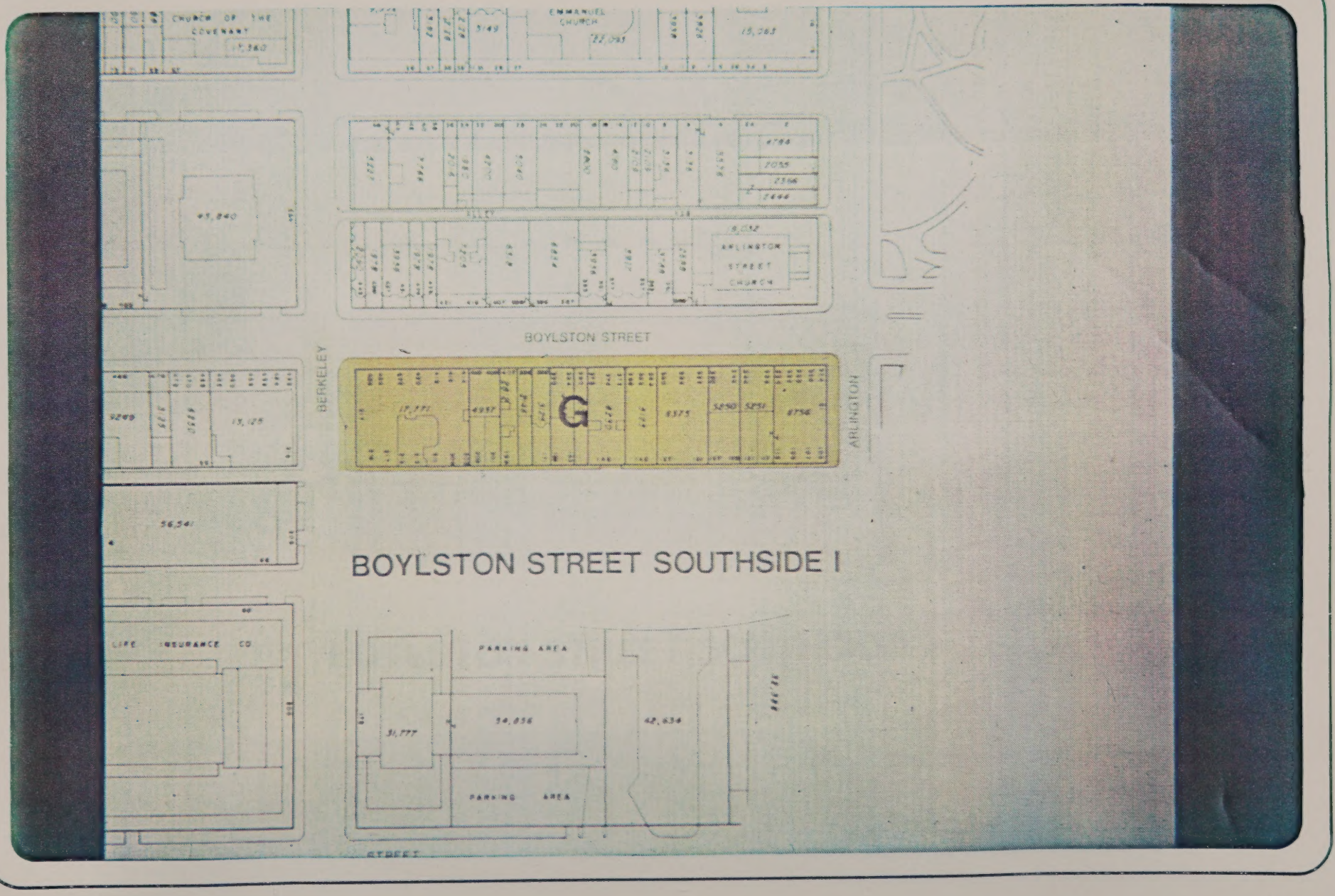
E
COPLEY SQUARE


BOYLSTON STREET NORTHSIDE II
BOYLSTON STREET
BERKELEY
ARLINGTON
CLARENDON
F
ARLINGTON STREET CHURCH
CHURCH OF THE COVENANT
EMMANUEL CHURCH
STREET



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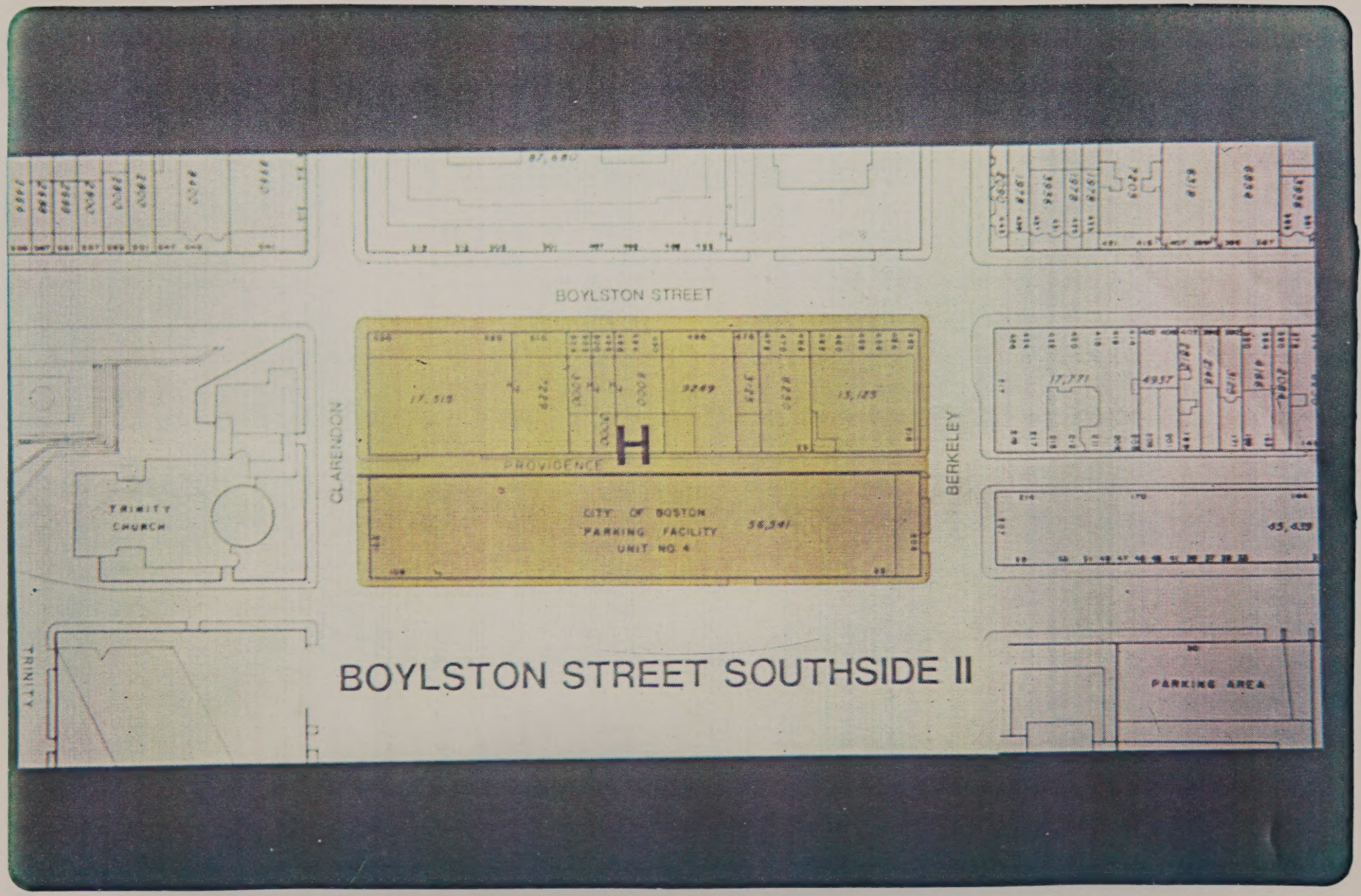
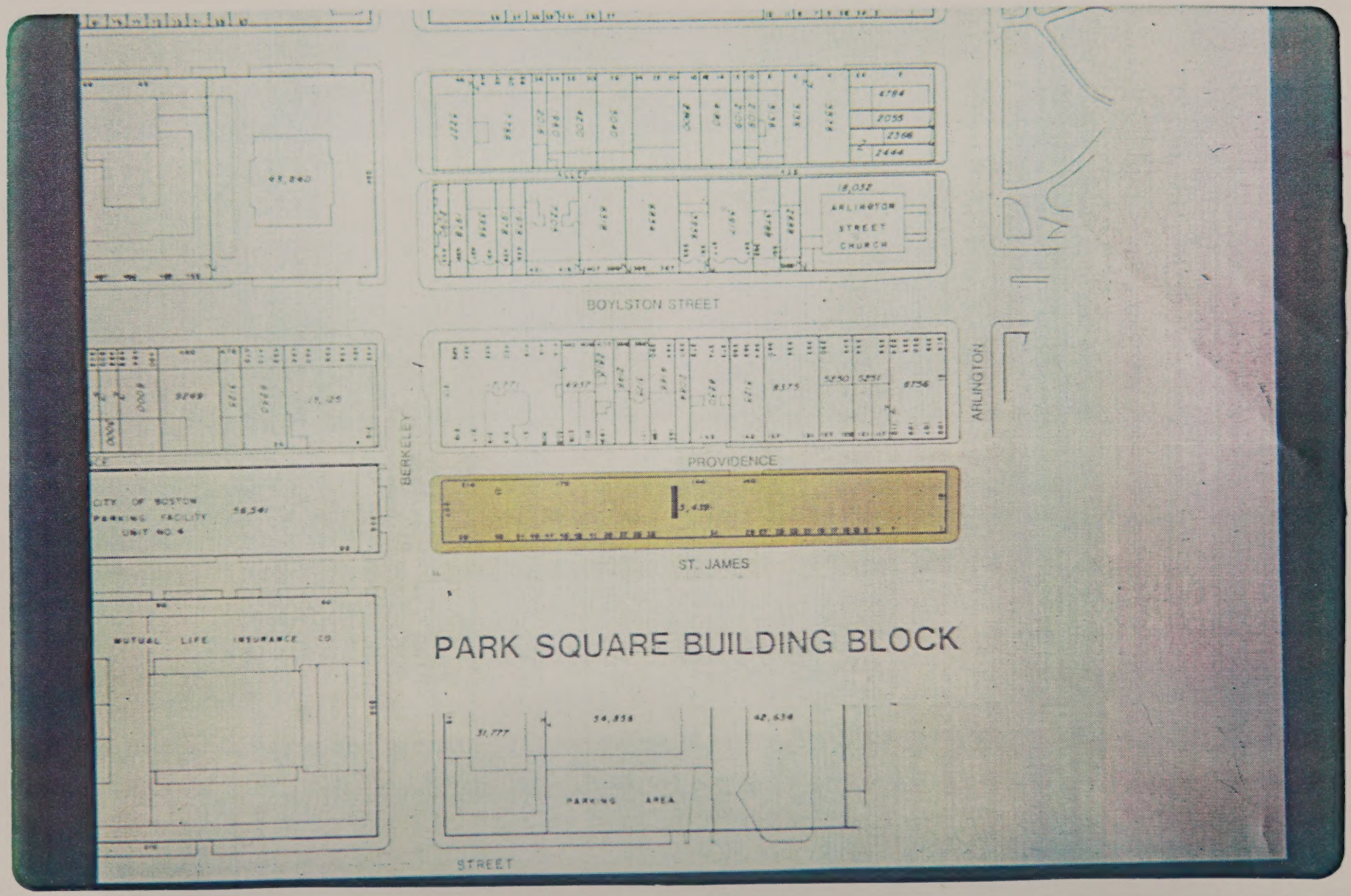
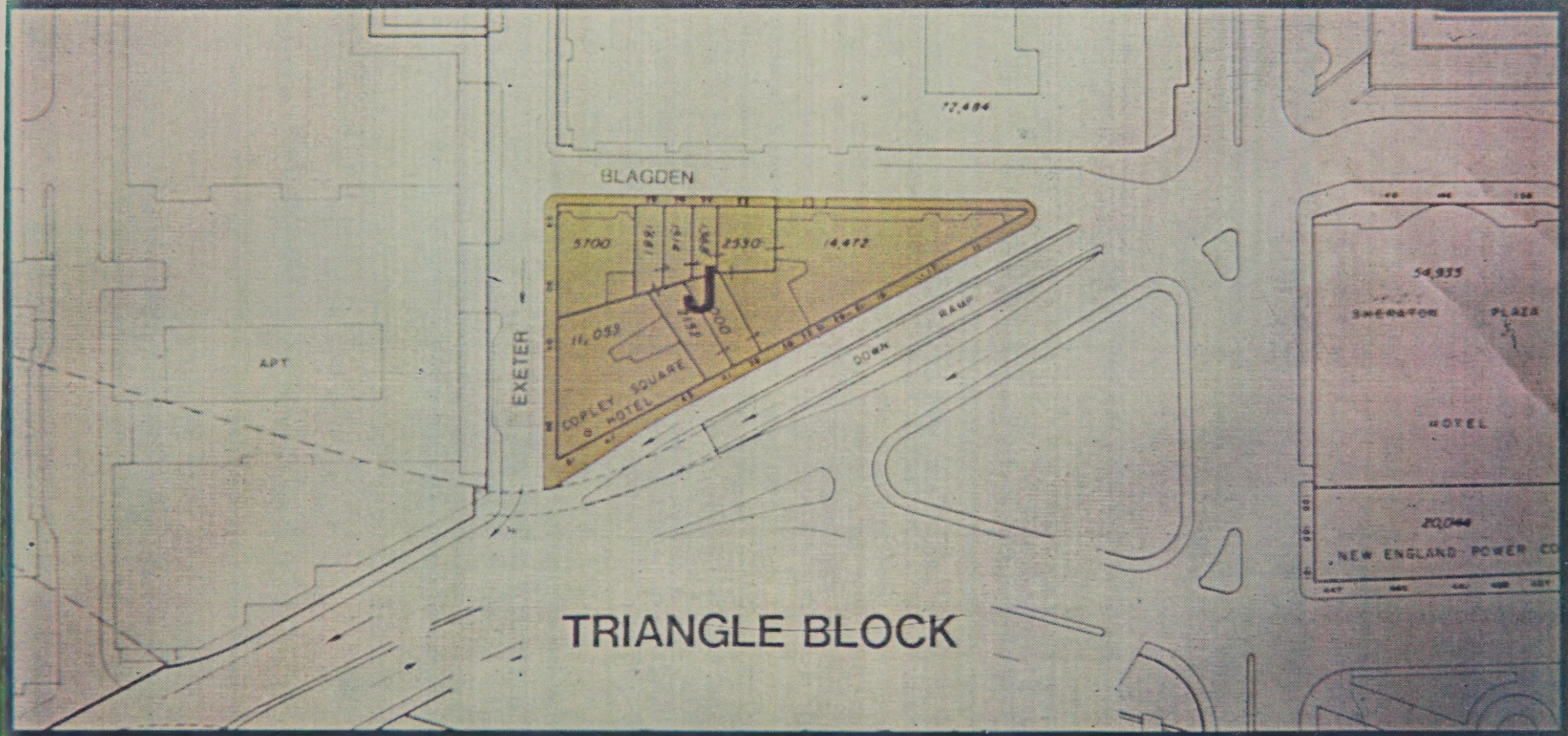


BOYLSTON STREET SOUTHSIDE II



PARK SQUARE BUILDING BLOCK



TRIANGLE BLOCK

M E M O R A N D U M March 12, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR FOR
URBAN DESIGN AND DEVELOPMENT
LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
MITCHELL FISCHMAN, DEPUTY ASSISTANT DIRECTOR FOR
URBAN DESIGN AND DEVELOPMENT

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION TO ADOPT AMENDMENTS TO THE ZONING CODE ESTABLISHING NEW PERMANENT ZONING FOR THE BOYLSTON STREET DESIGN DISTRICT IN THE BACK BAY

The Boylston Street Interim Planning District (IPOD) in the Back Bay became effective on April 3, 1986 for a one-year period which expires on April 3, 1987. A one-block amendment for the so-called "Triangle Block" (Huntington Avenue-Blagden-Exeter Streets) became effective on May 23, 1986 with expiration also on April 3, 1987. During the past year, Authority staff have worked closely with the Boylston Street Zoning Study Citizens' Review Committee (CRC) to complete a work program which included finalizing height, floor area ratio and parapet setback zoning issues as well as furthering the CRC's Streetscape Improvements Program for uniform sidewalk, landscaping and lighting treatment along Boylston Street. The CRC has also been concerned with development of an overall transportation effort for the Back Bay commercial area, to which a commitment has recently been made by Commissioner Richard Dimino of the City's Transportation Department.

A Boylston Street Design District is being proposed for the area now designated as the Boylston Street Interim Planning Overlay District. Text and Map Amendments to the Zoning Code would establish revised height and floor area ratio maximums as well as additional requirements for setbacks from the building line at the parapet in some of the subdistricts within the District.

The Boylston Street Zoning Study was initiated by the Authority, as the City's planning agency, both to comprehensively study the effects of intensive growth and development within this section of the Back Bay, and to identify solutions which would help Boylston Street retain its special character, serving both the commercial and residential sectors.

L11/AA

In March 1984, the BRA Director appointed a 15-20 member Citizens' Review Committee (CRC) composed of representatives from major Back Bay organizations, civic institutions and neighborhood groups to advise the Authority on the Boylston Street Zoning Study and its work program. The CRC began meeting in April, 1984.

On March 22, 1985, a report entitled, Boylston Street Zoning Study Interim Report was publicly released by the Authority. Following a year of further meetings with the CRC, the Boylston Street IPOD was established in April-May 1986.

The proposed permanent height, floor area ratio, and setback regulations for the Boylston Street Design District, which are strongly supported by the Boylston Street CRC, are necessary to protect the Boylston Street area from the encroachment of development with excessive height and mass, and to protect the historic and architectural character of the District.

Therefore, we request that the Director be authorized to petition the Zoning Commission to adopt permanent zoning for the Boylston Street Design District, in substantial accord with the attached petitions, which may be subject to further technical revisions and modifications.

An appropriate vote follows:

VOTED: That the Director is hereby authorized to petition the Zoning Commission to adopt text and map amendments to the Zoning Code to establish permanent zoning regulations for the area which has been designated the Boylston Street Interim Planning Overlay District, now proposed to be known as the Boylston Street Design District, in substantial accord with the attached petitions, which may be subject to further technical revisions and modification. The zoning regulations governing building heights, floor area ratios, and parapet setbacks are necessary to protect the Boylston Street area from the encroachment of development with excessive height and mass and to protect the historic and architectural character of the District.

L11/AA